

177.A

0005

0132.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

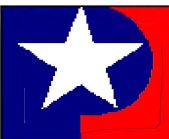
575,100 / 575,100

USE VALUE:

575,100 / 575,100

ASSESSED:

575,100 / 575,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
132		SYLVIA ST, ARLINGTON

OWNERSHIP

Owner 1:	SHAH HARSHEET R	Unit #:	2
Owner 2:	SHAH NEETI MAYUR SANGHRAJKA		
Owner 3:			

Street 1: 132 SYLVIA ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1:	MANDHRE ABHISHEK & -
Owner 2:	DALVI RIDDHI -
Street 1:	132 SYLVIA STREET UNIT 2
Twn/City:	ARLINGTON
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1908, having primarily Aluminum Exterior and 1289 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.	
OTHER ASSESSMENTS	

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7378																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	575,100			575,100		317558
							GIS Ref
							GIS Ref
							Insp Date
							02/24/16

PREVIOUS ASSESSMENT								Parcel ID	177.A-0005-0132.2	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	575,100	0	.	.	575,100		Year end	12/23/2021
2021	102	FV	579,000	0	.	.	579,000		Year End Roll	12/10/2020
2020	102	FV	570,500	0	.	.	570,500	570,500	Year End Roll	12/18/2019
2019	102	FV	553,300	0	.	.	553,300	553,300	Year End Roll	1/3/2019
2018	102	FV	490,700	0	.	.	490,700	490,700	Year End Roll	12/20/2017
2017	102	FV	467,900	0	.	.	467,900	467,900	Year End Roll	1/3/2017

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANDHRE ABHISHE	74687-63	2	5/15/2020		585,000	No	No		
ZHOU JIA &	66846-413		2/25/2016		480,000	No	No		
ZHOU JIA &	66489-164		12/7/2015	Family		10	No	No	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/16/2020		SQ Mailed							MM	Mary M													
3/24/2017		SQ Returned							MM	Mary M													
2/24/2016		Measured							DGM	D Mann													
2/24/2016		NEW CONDO							PC	PHIL C													

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv		Full Bath: 1	Rating: Good	A Bath:	Rating:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Good			
Sty Ht: 1 - 1 Story		A Bath:	Rating:	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Good	Master Deed 66489-135.				
(Liv) Units: 1	Total: 1	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Good	Master Deed 66489-135.						
Foundation: 3 - BrickorStone		A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Good	Master Deed 66489-135.								
Frame: 1 - Wood		1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix: 1	Rating: Good	Master Deed 66489-135.										
Prime Wall: 3 - Aluminum		A HBth:	Rating:	OthrFix: 1	Rating: Good	Master Deed 66489-135.												
Sec Wall:	%	OthrFix: 1	Rating: Good	Master Deed 66489-135.														
Roof Struct: 4 - Flat		OTHER FEATURES		Master Deed 66489-135.														
Roof Cover: 10 - Rolled		Kits: 1	Rating: Good	Master Deed 66489-135.														
Color: BEIGE		A Kits:	Rating:	Master Deed 66489-135.														
View / Desir:		Frl:	Rating:	Master Deed 66489-135.														
GENERAL INFORMATION				WSFlue:	Rating:	Master Deed 66489-135.												
Grade: C+ - Average (+)		CONDOS INFORMATION				Master Deed 66489-135.												
Year Blt: 1908	Eff Yr Blt:	Location:		Total Units:		Floor: 2 - 2nd Floor												
Alt LUC:	Alt %:			% Own:	48.50000000													
Jurisdict: G17	Fact: .			Name:														
Const Mod:																		
Lump Sum Adj:																		
INTERIOR INFORMATION																		
Avg Ht/FL: STD																		
Prim Int Wal 2 - Plaster																		
Sec Int Wall:	%																	
Partition: T - Typical																		
Prim Floors: 3 - Hardwood																		
Sec Floors:	%					Total: 18.6 %												
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:									
SPEC FEATURES/YARD ITEMS																		
PARCEL ID 177.A-0005-0132.2																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
More: N	Total Yard Items:				Total Special Features:					Total:								
RESIDENTIAL GRID																		
1st Res Grid	Desc: Line 1	# Units 1																
Level	FY LR DR D K FR RR BR FB HB L O																	
Other																		
Upper																		
Lvl 2																		
Lvl 1																		
Lower																		
Totals	RMS: 4	BRs: 2	Baths: 1	HB														
OTHER FEATURES																		
Kits: 1	Rating: Good																	
A Kits:	Rating:																	
Frl:	Rating:																	
WSFlue:	Rating:																	
CONDO INFORMATION																		
Location:																		
Total Units:																		
Floor: 2 - 2nd Floor																		
% Own: 48.50000000																		
Name:																		
DEPRECIATION																		
Phys Cond: GD - Good	18. %																	
Functional:	%																	
Economic:	%																	
Special:	%																	
Override:	%																	
Total:	18.6 %																	
CALC SUMMARY																		
Basic \$ / SQ: 305.00																		
Size Adj.: 1.35000002																		
Const Adj.: 0.94099998																		
Adj \$ / SQ: 387.457																		
Other Features: 79200																		
Grade Factor: 1.10																		
NBHD Inf: 1.11000001																		
NBHD Mod:																		
LUC Factor: 1.00																		
Adj Total: 706509																		
Depreciation: 131411																		
Deprecated Total: 575099																		
COMPARABLE SALES																		
Rate	Parcel ID	Typ	Date	Sale Price														
WtAv\$/SQ:	AvRate:	Ind.Val																
Juris. Factor: 1.00		Before Depr: 473.08																
Special Features: 0		Val/Su Net: 446.16																
Final Total: 575100		Val/Su SzAd 446.16																
SUB AREA																		
Code	Description	Area - SQ	Rate - AV	Undepr Value														
GLA	Gross Liv Ar	1,289	387.460	499,432														
Sub Area	% Usbl	Descrip	% Type	Qu # Ten														
Net Sketched Area: 1,289		Total: 499,432																
Size Ad	1289	Gross Area	1289	FinArea	1289													
IMAGE																		
AssessPro Patriot Properties, Inc																		
																		